

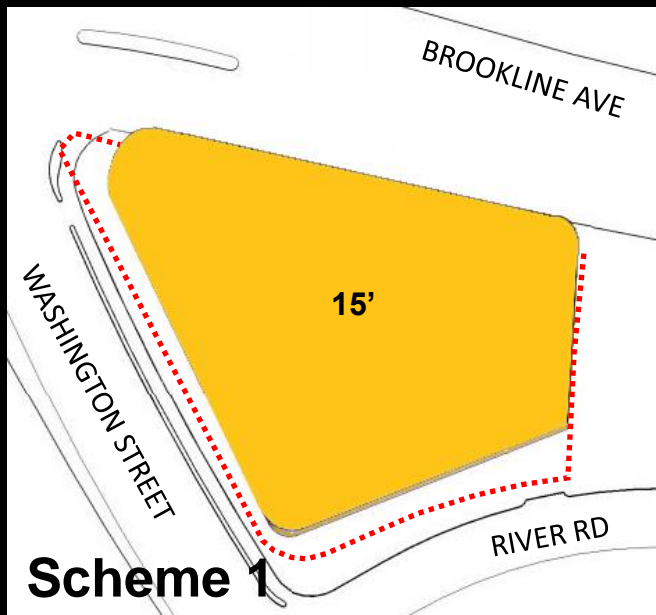
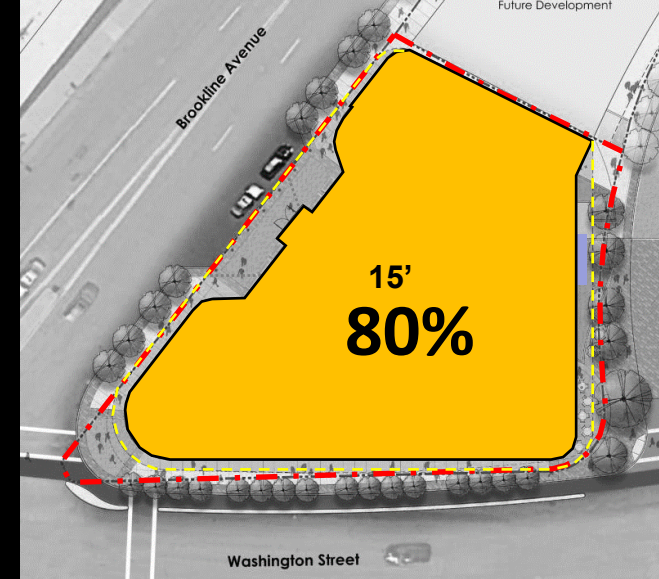
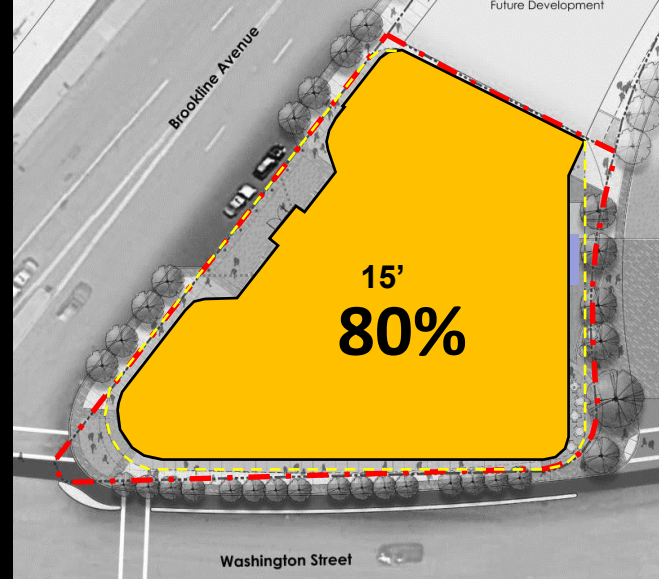
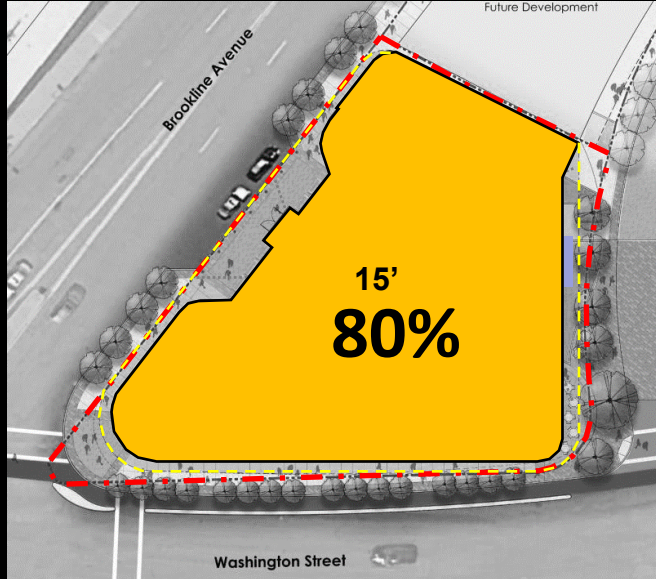
BROOKLINE HOTEL

25 Washington Street, Brookline MA

presentation to: Town of Brookline

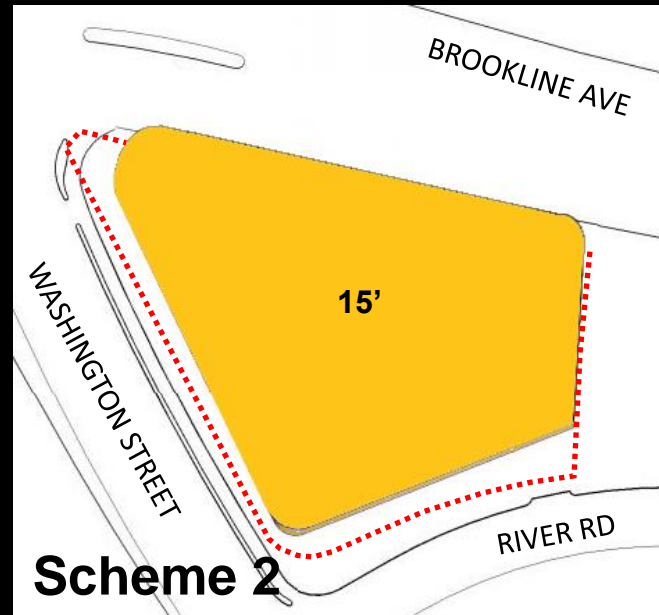
2 August 2016

Brookline Hotel - massing lot coverage



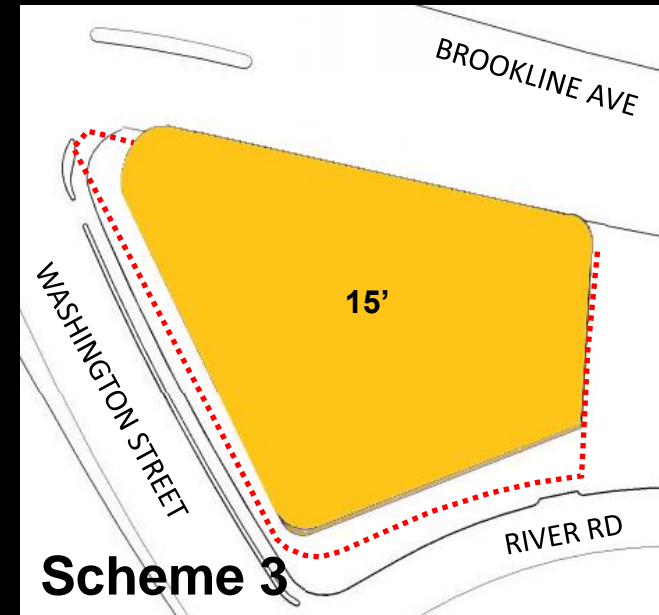
Scheme 1

0-15' = 80%



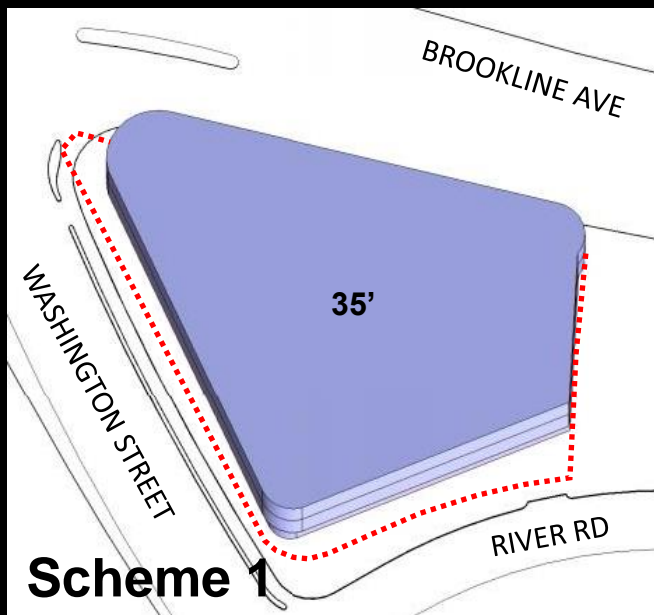
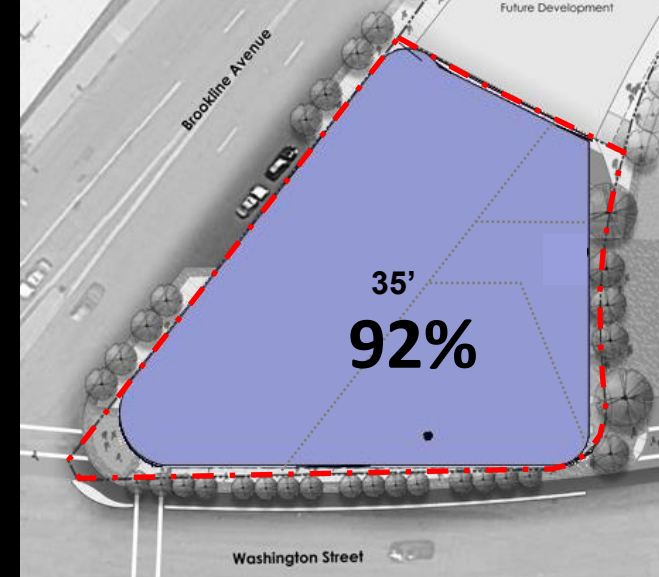
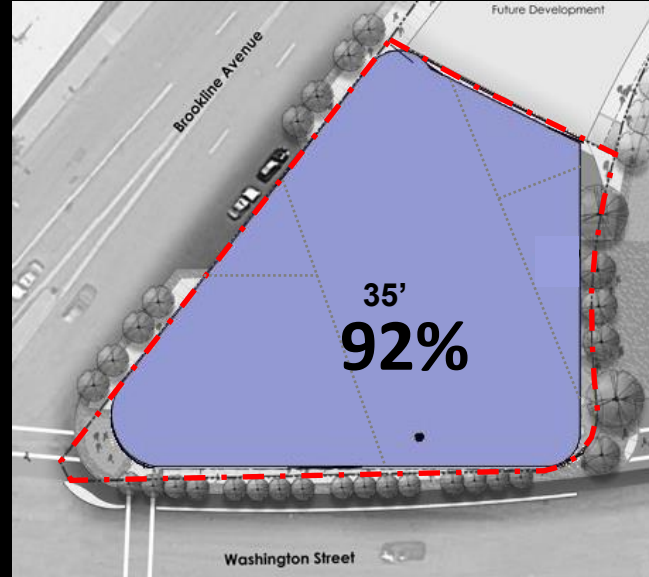
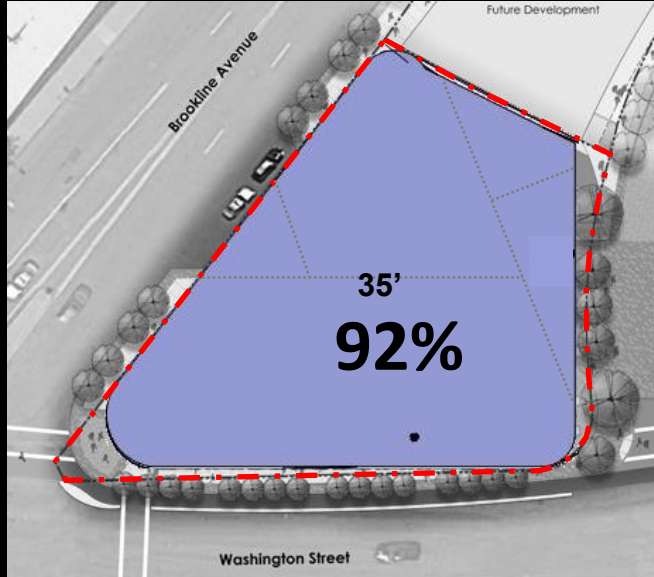
Scheme 2

0-15' = 80%



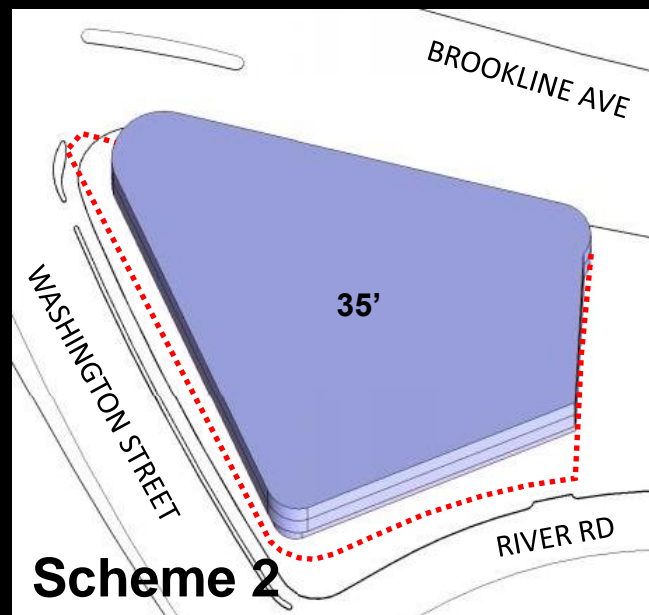
Scheme 3

0-15' = 80%



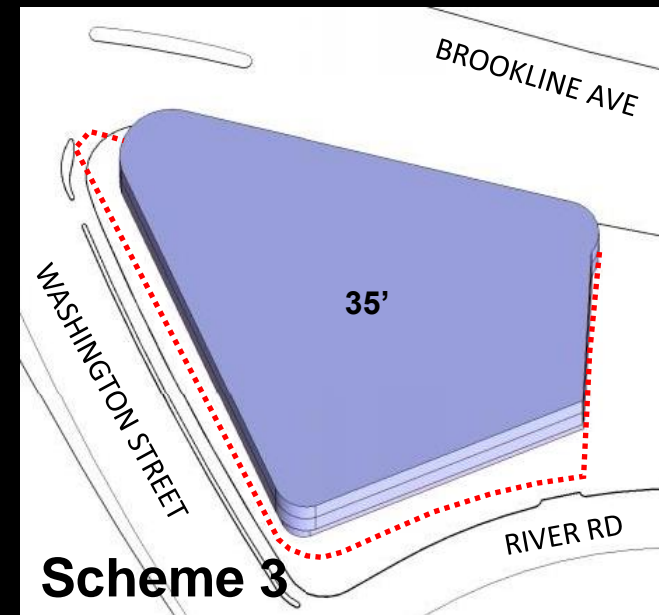
0 - 15' = 80%

15' - 35' = 92%



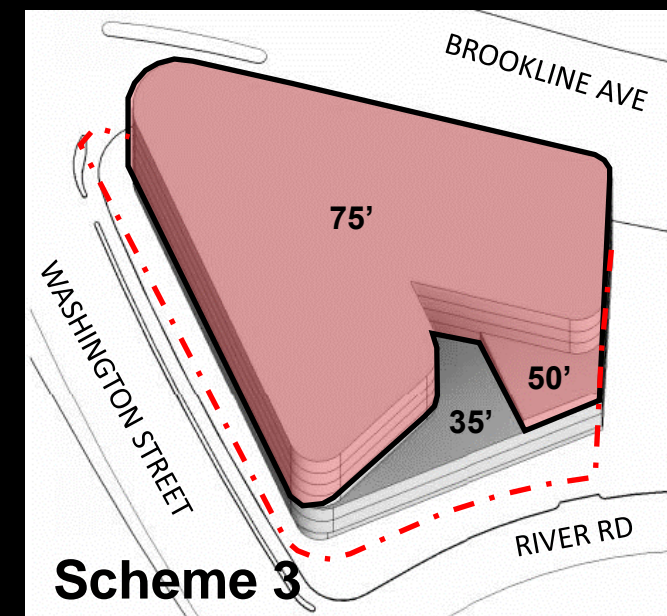
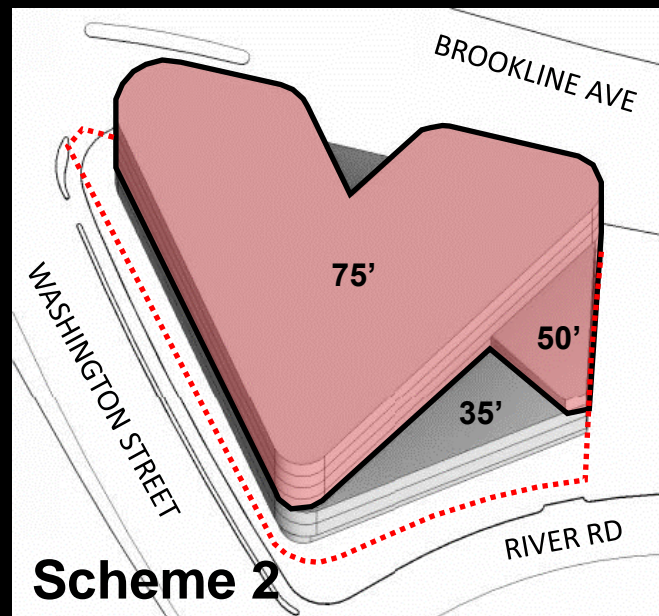
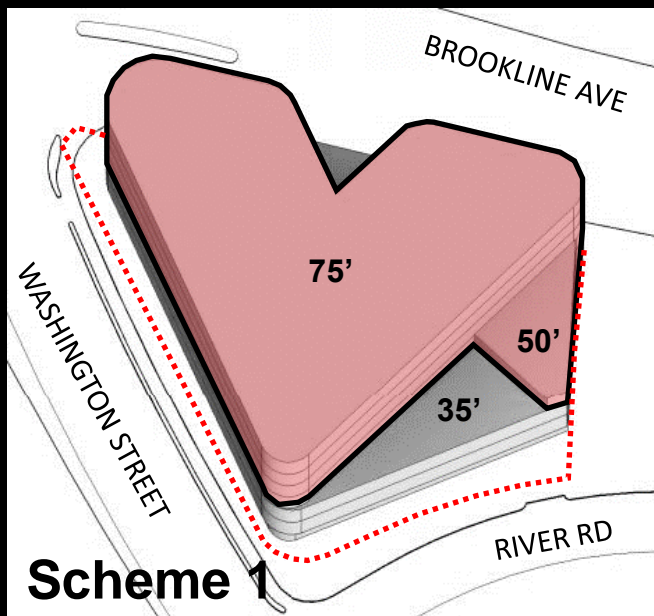
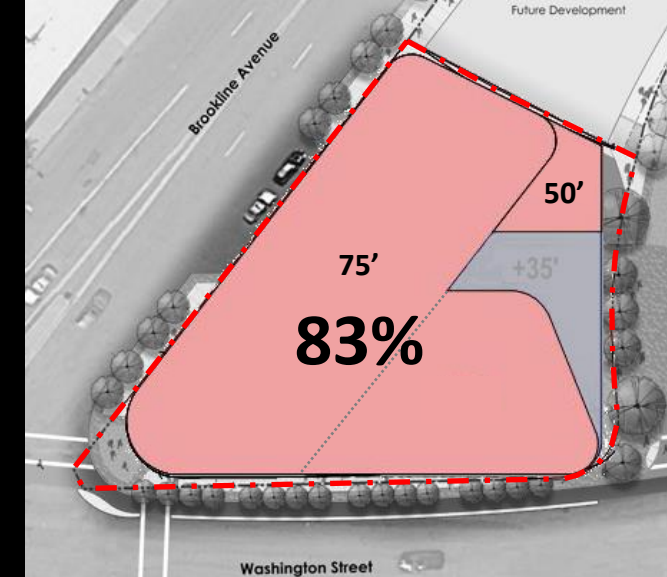
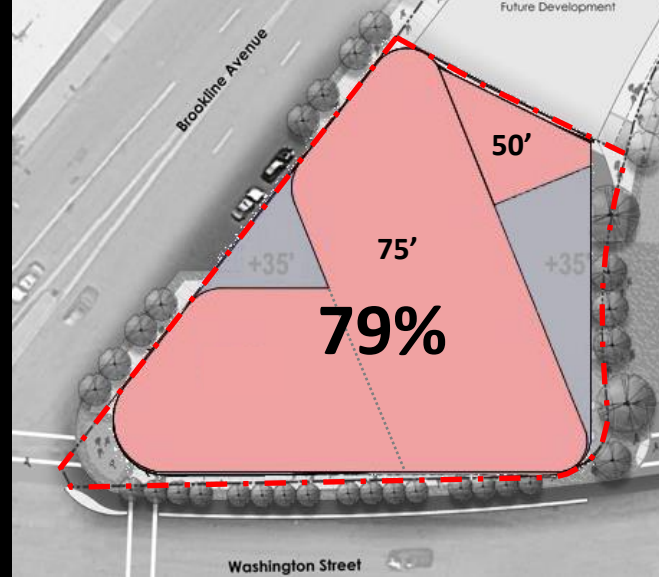
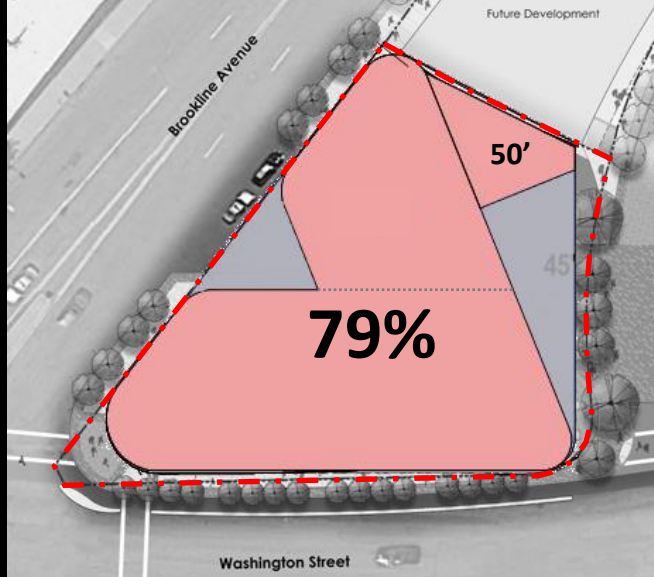
0 - 15' = 80%

15' - 35' = 92%



0 - 15' = 80%

15' - 35' = 92%



0 - 15' = 80%

15' - 35' = 92%

35' - 50' = 79%

0 - 15' = 80%

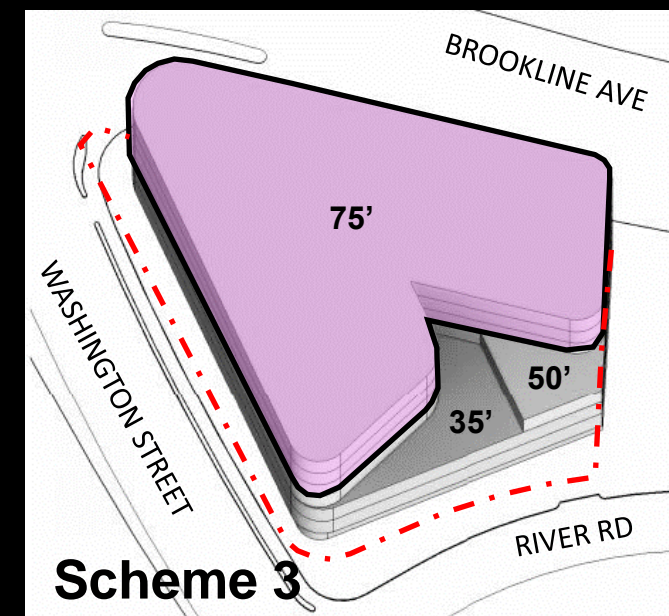
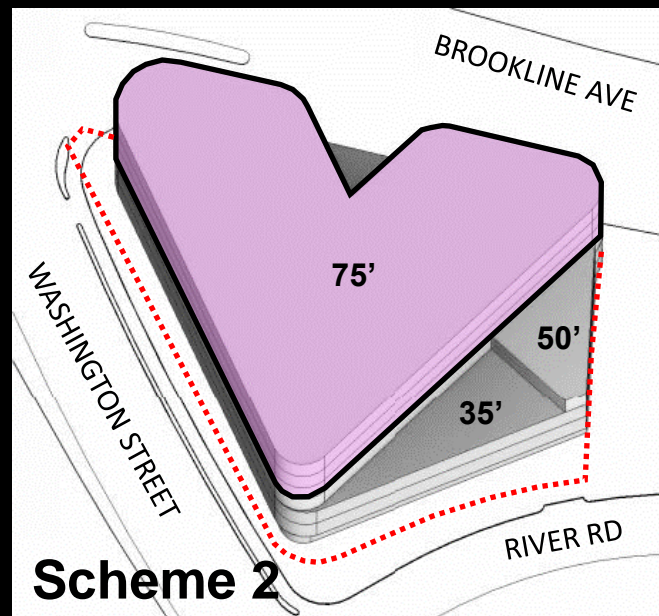
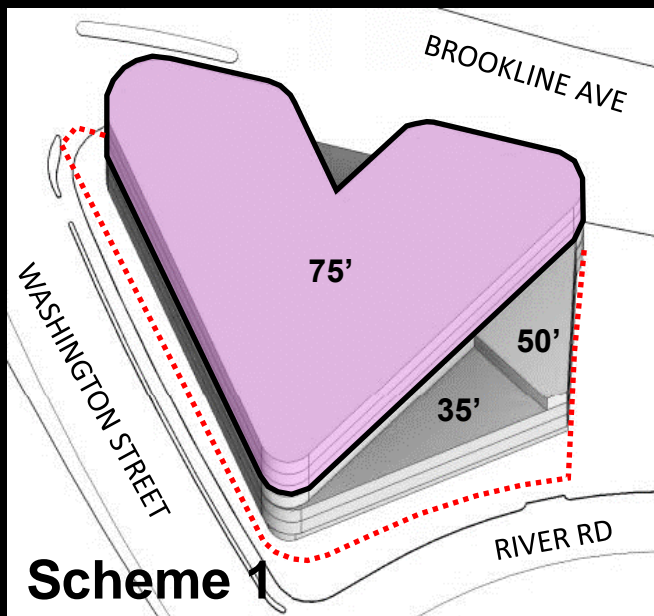
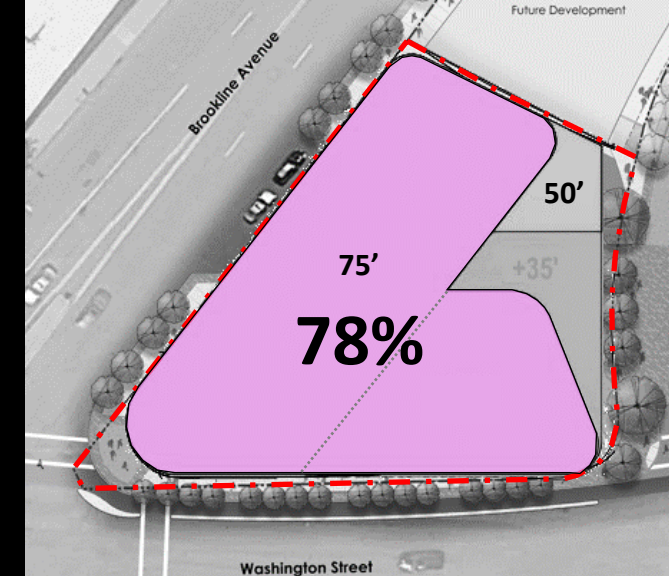
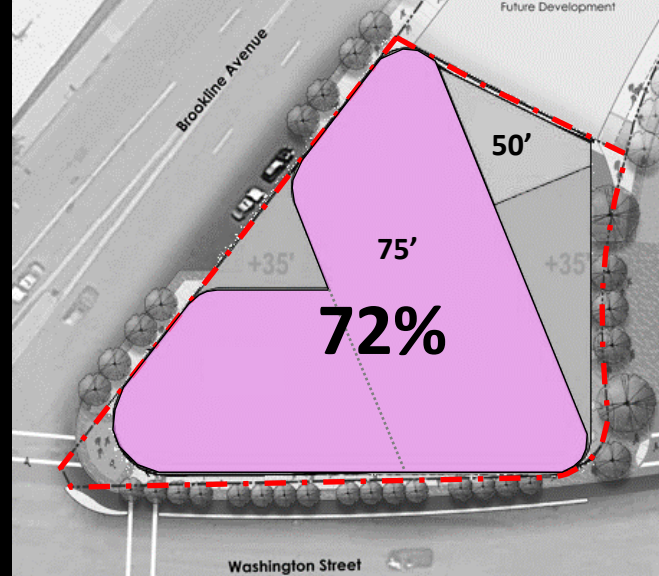
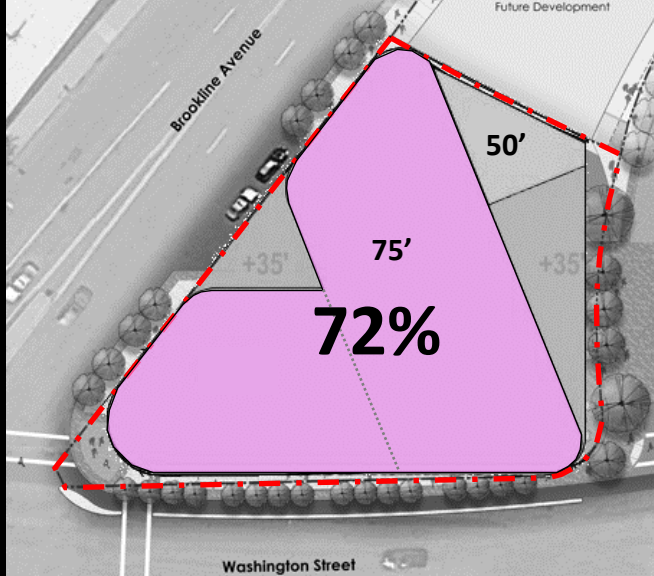
15' - 35' = 92%

35' - 50' = 79%

0 - 15' = 80%

15' - 35' = 92%

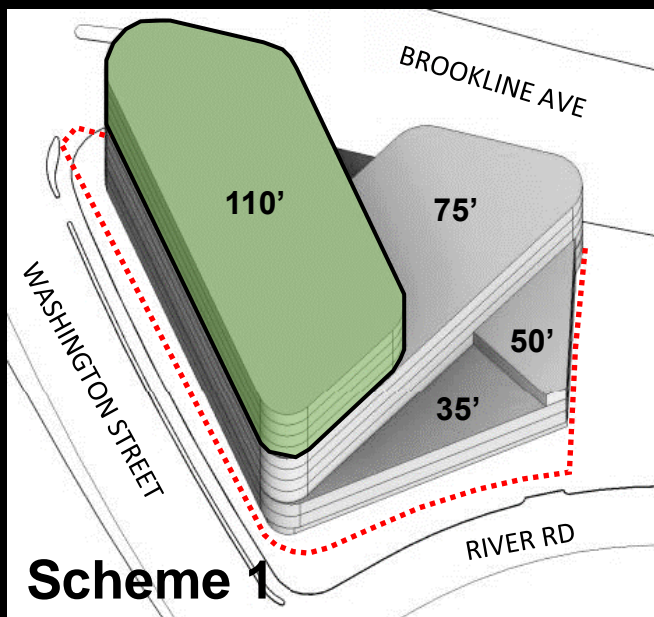
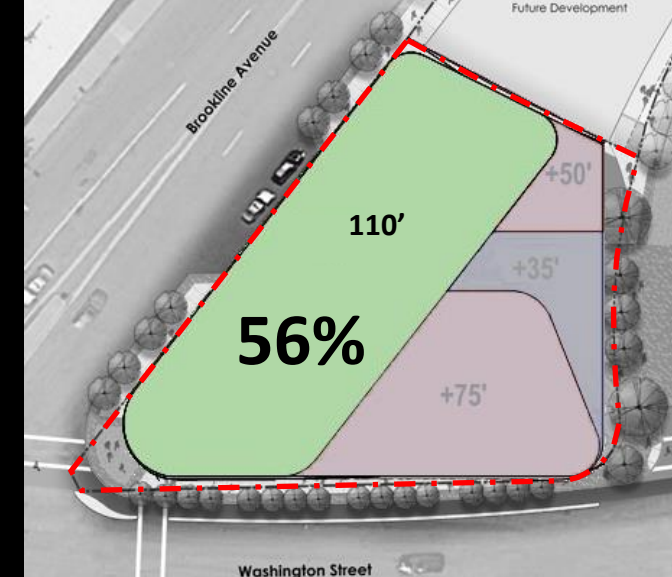
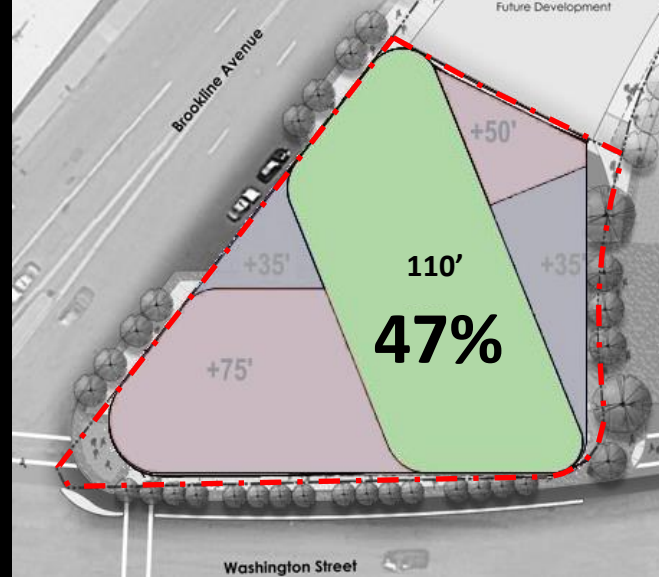
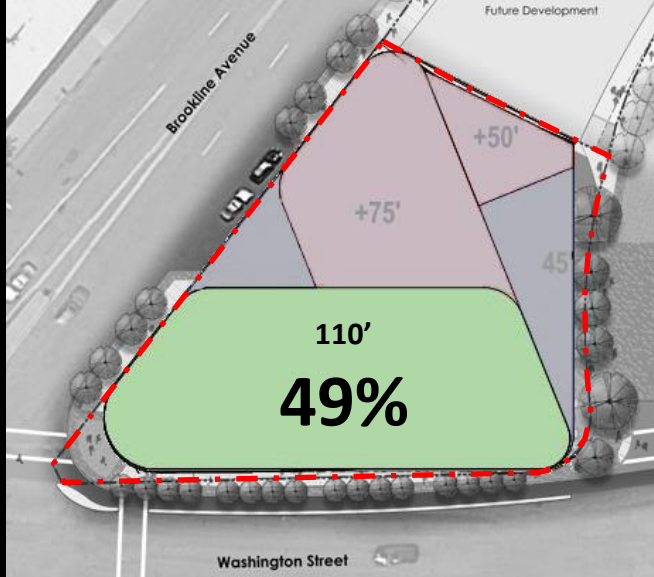
35' - 50' = 83%



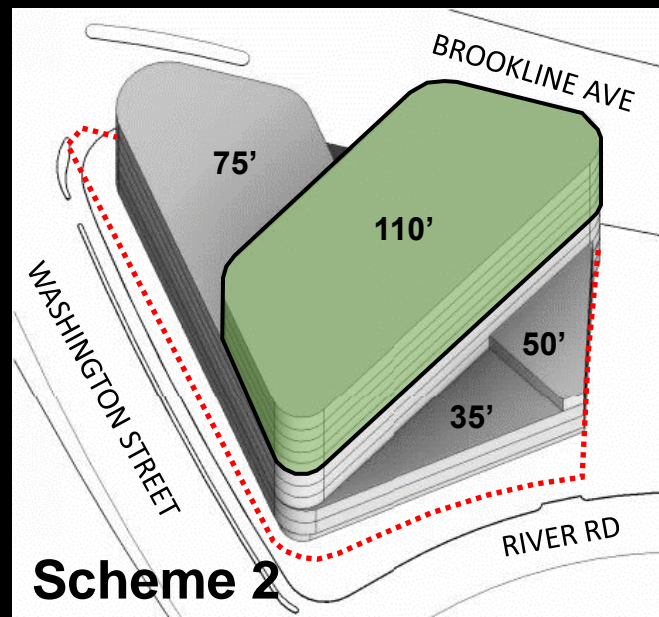
0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
50' - 75' = 72%

0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
50' - 75' = 72%

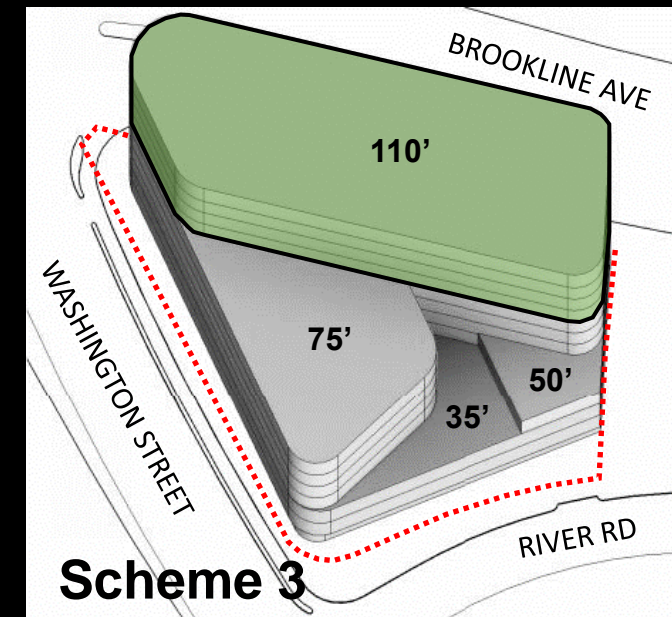
0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 83%
50' - 75' = 78%



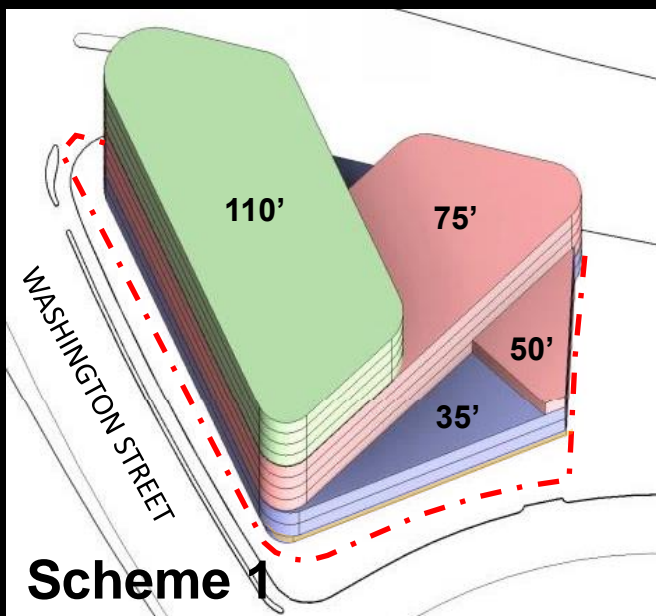
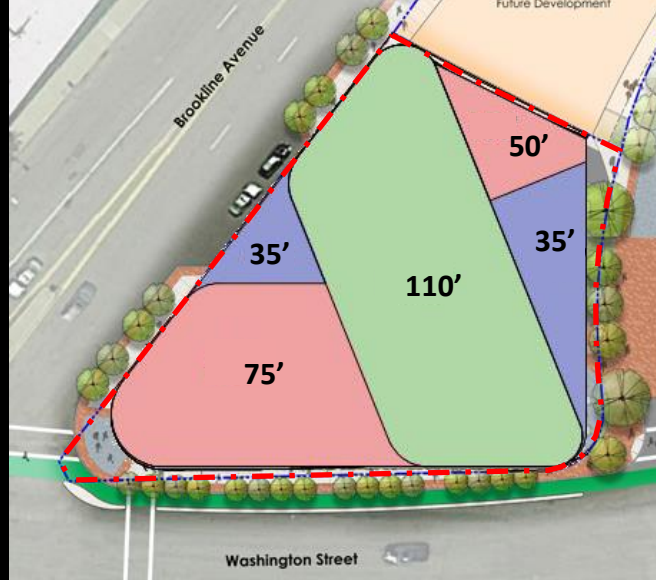
0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
 50' - 75' = 72%
 75' - 110' = 49%



0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
 50' - 75' = 72%
 75' - 110' = 47%

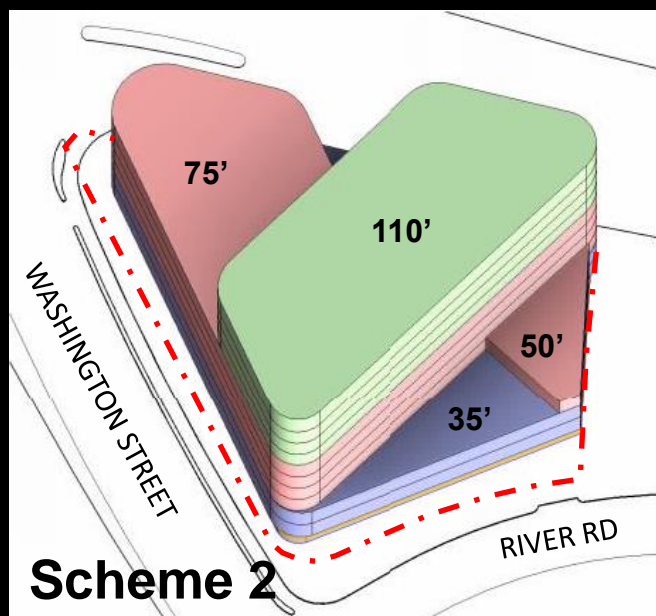


0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 83%
 50' - 75' = 78%
 75' - 110' = 56%



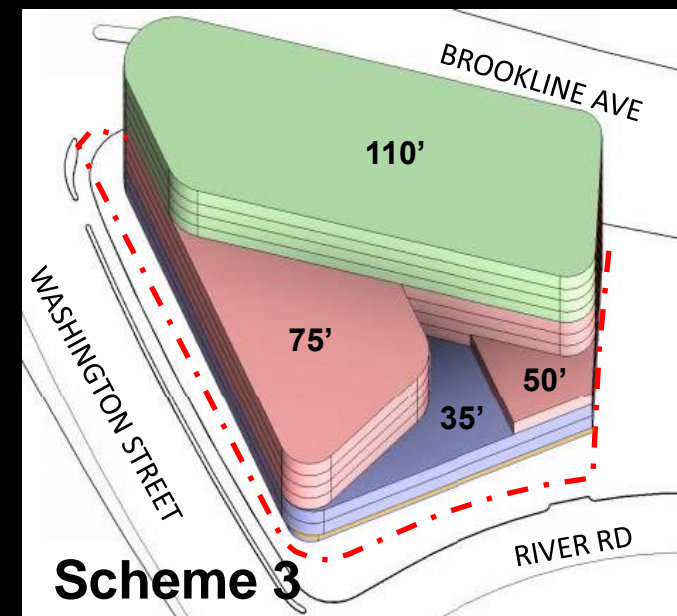
Scheme 1

0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
 50' - 75' = 72%
 75' - 110' = 49%



Scheme 2

0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 79%
 50' - 75' = 72%
 75' - 110' = 47%



Scheme 3

0 - 15' = 80%
 15' - 35' = 92%
 35' - 50' = 83%
 50' - 75' = 78%
 75' - 110' = 56%

SCHEME 1

(Actual area coverage)

0 - 15' = 80%

15' - 35' = 92%

35' - 50' = 79%

50' - 75' = 72%

75' - 110' = 49%

SCHEME 2

(Actual area coverage)

0 - 15' = 80%

15' - 35' = 92%

35' - 50' = 79%

50' - 75' = 72%

75' - 110' = 47%

SCHEME 3

(Actual area coverage)

0 - 15' = 80%

15' - 35' = 92%

35' - 50' = 83%

50' - 75' = 78%

75' - 110' = 56%

REQUESTED AREA

0 - 15' = 80%

15' - 35' = 92%

*** 35' - 50' = 80%**

*** 50' - 75' = 75%**

*** 75' - 110' = 50%**

*Eligible for an additional
5% through the ZBA process